

MEMORANDUM



TO: VICTOR CARDENAS, CITY MANAGER
DANIELLE MAHONEY, ASSISTANT CITY MANAGER
FROM: CHARLES BOULARD, COMMUNITY DEVELOPMENT DIR.
SUBJECT: PROPERTY DEVELOPMENT PLANNING GOAL
DATE: MAY 14, 2026

Background:

City Council Goals from the January 10, 2026 Goal Setting Session were approved on January 26, 2026 and included the following goal with respect to future use and development of City owned properties:

Property Development Planning:

By the end of FY27, develop and formally vet a comprehensive property development and reuse strategy for key City-owned sites (including the Bosco "Back 40," the ITC East Property, and the existing Police Station site) to guide future development decisions, align with community and economic objectives, and to ensure readiness for implementation once the new police facility is operational.

Progress to date:

- Creation of an updated summary of all City owned parcels with designation, areas and current zoning classification
- Addition of current Fire Station 1 parcel as appropriate to address in this strategy
- Initial evaluation of the needs, initial options and challenges to further develop the strategy
- Parcels currently used for Stormwater Management, Right of Way, Conservation Land, Cemetery, Preservation Land, other Developed/Undeveloped Park Land and miscellaneous Vacant Lots were excluded.

Site Details:

ITC Sports Park (74 acres) + Expansion Parcel (88 acres)

Redevelopment is intended as mix of active and passive recreation opportunities. The development may include renovations of existing baseball/softball and soccer fields, cricket pitch, tennis and pickleball complex, nature trails, paved parking lot, park shelter renovations, etc.

While the existing park reconstruction was planned in the past, the acquisition of the adjacent parcel to the east requires an updated comprehensive redevelopment plan to make best use of the combined park footprint. The Water Main loop project for the southwest portion of the City is currently planned along the existing road within the park.

Funding needs:

- Funds for Plan: currently not allocated/budgeted
- Funds for Construction: currently not included in CIP

Proposed schedule:

- Planning: Plan could kick off summer 2026 if funding is identified
- Review and approval of plan
- Construction

Next steps:

- Compile and issue RFP for public/stakeholder input and creation of revised park plan

Bosco Fields (includes Southwest area and Taft/Beck corner parcel) (73.87 acres +3.93)

ITC Trail connection- Scheduled completion summer 2026. Potential improvements including paved parking lots for current park area, potential future community center location, amenities around the pond (fishing pier, benches, etc.), permanent bathrooms to service soccer fields, playground near splashpad, etc. Development of Southwest portion of the property for active/passive park.

Funding needs:

- Funds for Wetland delineation for Southwest area: currently not allocated/budgeted
- Funds for Plan needed for both parking improvements and Southwest area development: not currently allocated/budgeted
- Funds for construction: currently not included in CIP

Proposed schedule:

- Wetland delineation: Spring 2026 if funded
- Park Plan: Plan could kick off Fall 2026 if funding is identified
- Construction:

Next step:

- Compile and issue RFP for public/stakeholder input and creation of park plan

Current PD HQ Site (6.36 acres) Zoned R-4

Approximate portion of current Civic Center site occupied by current building/parking
Need to determine desired future use (Assume no intention to sell or lease)

Next step:

- Plan once preferred use is determined

Current FS #1 Site (2.4 acres) (parcel includes drive/parking area leased to Atrium Building)

This parcel will become available for Public Use, Private sale and use (with or without a development agreement), or public/private development partnership once the current use ceases.

If the property were to be developed as a Community Vitalization space the potential funding needs could be as follows:

- Funding for Public Space Planning
- Funding for Development
- Funding to program

Current FS #2 Site (.62 acres) zoned R-4

Suggested strategy: market for Residential development once cleared

Next steps:

- Secure appraisal and market property once existing structure and paving is removed

Current FS #3 Site (.84 acres) zoned I-1

This parcel is quite small for stand-alone development for commercial use. Initial suggestions would be to market for expansion of adjacent business parcel or retain for potential future utility/substation

Next steps:

- Determine desired uses
- Secure appraisal
- Market property

Summary:

ITC and Bosco Parks:

Planning for development/redevelopment for the park projects could begin now with creation and issuance of RFPs for design. The input and design could then begin one after another as soon as design funding is allocated. Alternatively, these tasks could follow identification of construction funding sources.

PD HQ site:

Some City Council guidance on future use will need to precede creation of redevelopment plans. If the site is not to be reserved for a future community center alternative opportunities can be explored.

Fire Station 1:

While availability of the site is some time off, determination from City Council on desired use can occur now and development of a plan for public use or marketing for private development can begin in the background. Marketing of the parcel to a private party would also require determination regarding the south parking lot portion of the site currently leased to the Atrium Building owners.

Fire Stations 2 and 3:

Appraisals for marketing and sale purposes should be completed shortly before availability for accuracy (approximately summer 2027). Initial inquiries with franchise utilities to determine potential interest in the F.S 3 site could also begin now.